



81 STREETS BROOK ROAD, SHIRLEY, SOLIHULL, B90 3PD

ASKING PRICE OF £449,950

EPC: D Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Charming Detached Bungalow
- Two Good Size Bedrooms
- CH and UPVC Double Glazing
- Superb Dining Kitchen/Living Area
- Tastefully Fitted Bathroom/WC
- Utility Area
- Delightful Enclosed Lawn Gardens
- Substantial Block Paved Drive



A particularly charming and well appointed two double bedroom detached bungalow situated in a leafy and convenient location. The property benefits from being tastefully modernised with gas central heating and double glazing. The excellent living accommodation briefly comprises; enclosed entrance porch, reception hall, lounge, superb kitchen with dining area/living area, utility area, covered walkway, two double bedrooms, family bathroom/wc, well screened fore garden, large block paved driveway, garage, enclosed lawn garden to rear. Additionally, this property enjoys the tremendous benefit of having The Moseley Cricket Club ground to the rear. Viewing is essential. No upward chain.

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LOUNGE 10' 4" x 12' 5" (3.15m x 3.78m)

SUPERB KITCHEN WITH DINING AREA/LIVING AREA 15' 6" x 16' 8" (4.72m x 5.08m)

UTILITY AREA

COVERED WALKWAY

BEDROOM ONE 10' 7" x 16' 0" (3.23m x 4.88m)

BEDROOM TWO 9' 4" x 10' 3" (2.84m x 3.12m)

FAMILY BATHROOM/WC

FORE GARDEN

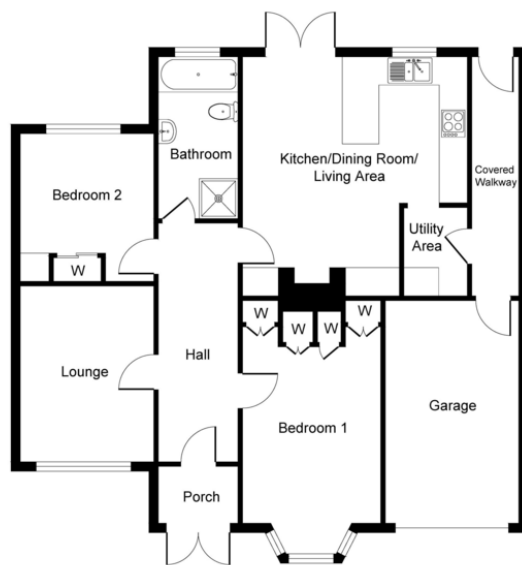
LARGE BLOCK PAVED DRIVEWAY

GARAGE

ENCLOSED REAR GARDEN



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 1,057 sq. ft. (98.17 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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